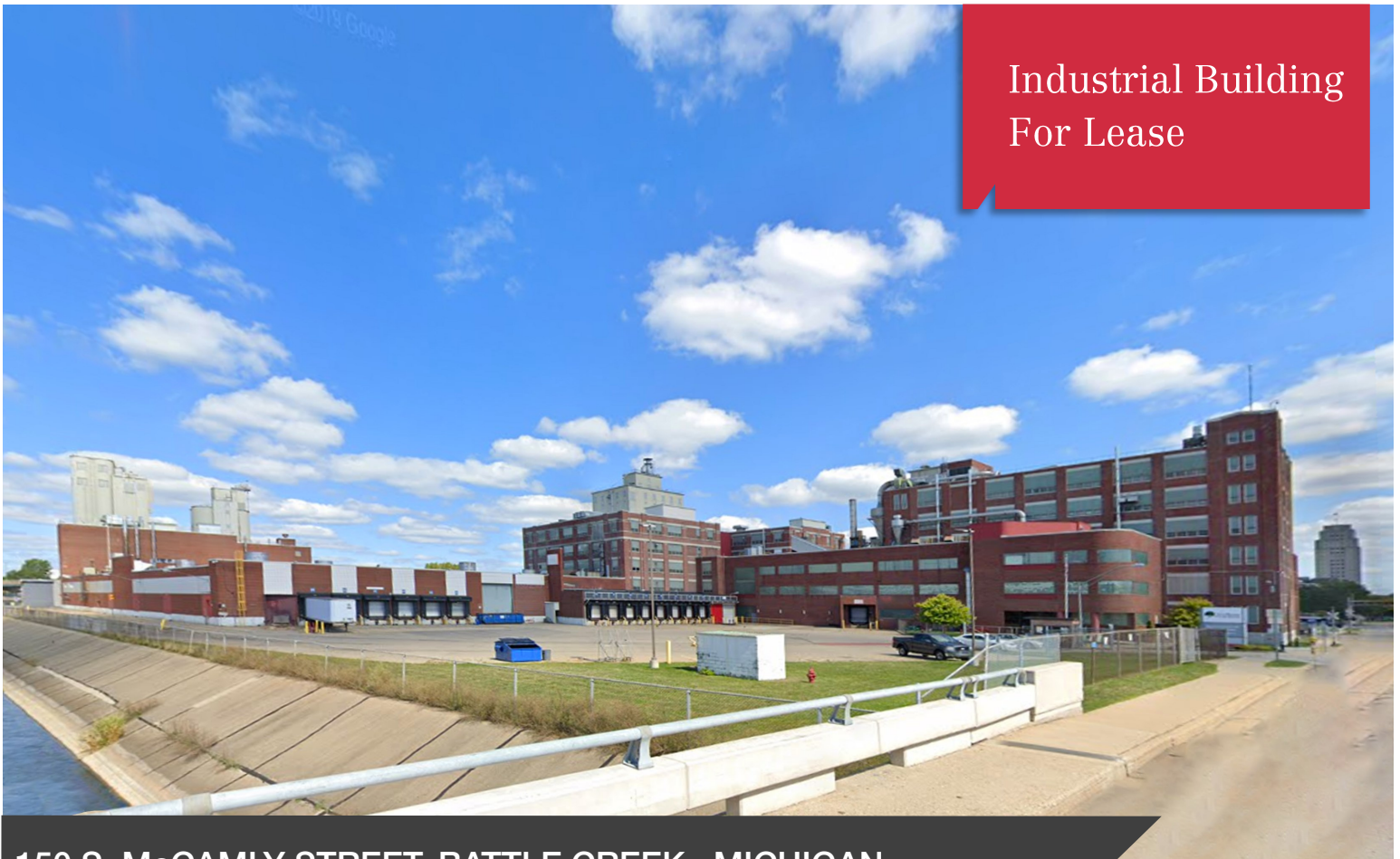


Industrial Building For Lease



150 S. McCAMLY STREET, BATTLE CREEK, MICHIGAN

Property Features

- 60,000 to 110,000 SF of warehouse space available for lease 0.8 miles to I-94 and 5.1 miles to Fort Custer Industrial Park
- Access to rail line (covered train shed — Grand Trunk Western Railroad), at least 3 cars inside parking, silos storage
- 14-Dock high doors with levelers
- Dry pipe fire suppression system
- On-site trailer parking
- Abundant on-site surface parking
- Ceiling heights of 18' to 20'
- Additional storage options available; see agent.



Kara Schroer, CCIM

269 459 0435 direct 269 569 0953 cell

karas@naiwwm.com

Dane Davis

269 459 0434 direct 269 217 4498 cell

daned@naiwwm.com

naiwwm.com

Asset Overview

150 McCamly
Battle Creek, MI

Building Information

Total Building Size	+/- 395,828 SF
Floors	7
Year Built	1994
Construction	Masonry
Ceiling Height	18' to 20'
HVAC	Office only
Docks	14 with levelers
Parking	On-site
Rail Spur	Yes
Fire Suppression	Yes—Dry pipe

Site Specifications

Lot Dimensions	Irregular
Acreage	+/- 12.378 Acres
Frontage	406.5' on McCamly
Parcel Numbers	0390-00-125-0 3390-00-075-0 8630-00-007-0 3390-00-074-0
Municipality	City of Battle Creek
Zoning	REF

Property Assessment

Assessment Year	2019
SEV	\$2,378,030
Taxable Value	\$2,258,396
2019 Winter Taxes	\$41,002.61
2019 Summer Taxes	\$105,492.29
Total Annual Taxes	\$146,494.86

Utilities

Electric	Connected
Natural Gas	Connected
Telephone	Connected
Storm Sewer	Municipal
Water	Municipal

Lease Availability

Options	Total SF	Rate/SF/Year	Monthly Rent
Option A	60,000 SF	\$2.75/SF NNN	\$13,750.00
Option B	110,000 SF	\$2.75/SF NNN	\$25,208.33

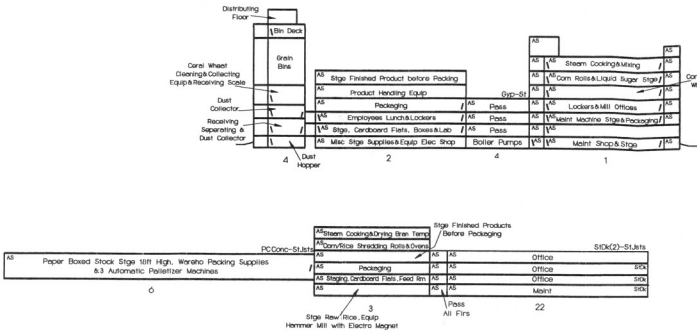
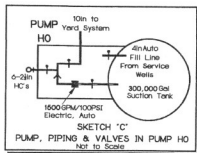
Property Photography

150 McCamly
Battle Creek, MI



Floor Plan

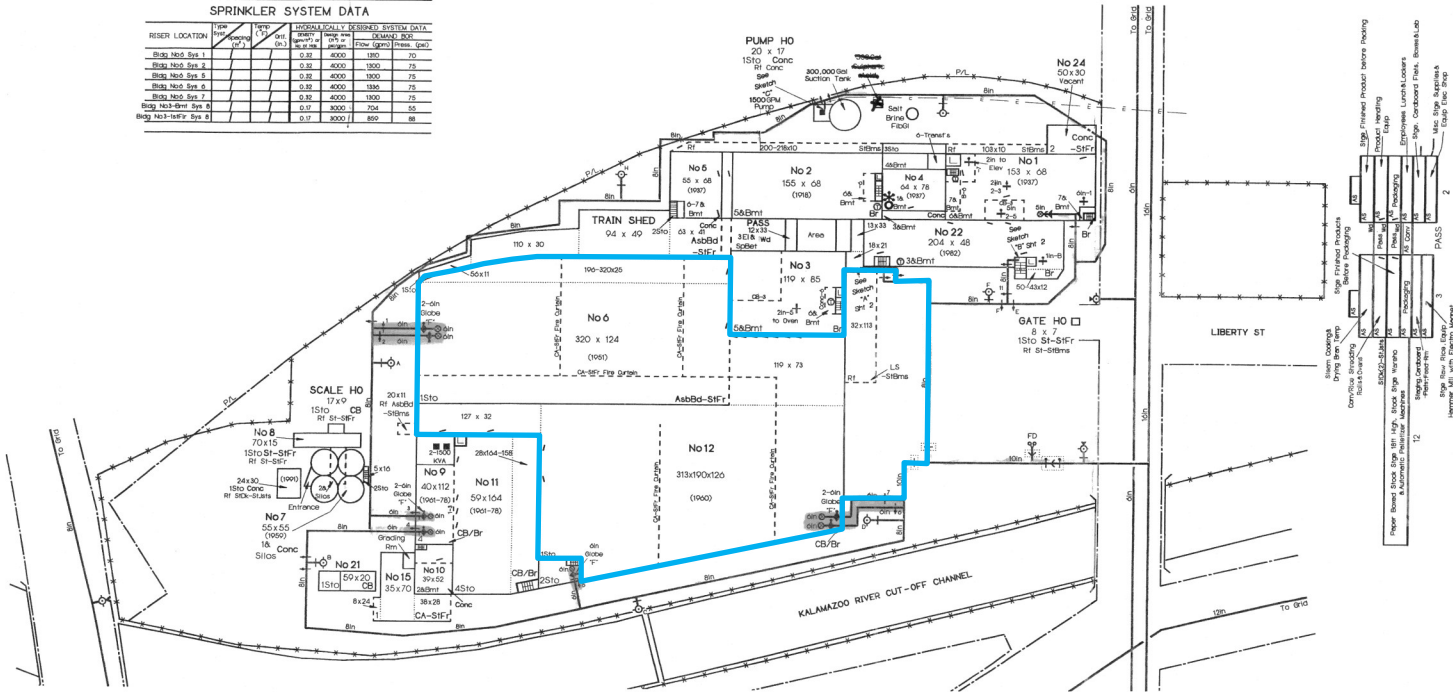
150 McCamly
Battle Creek, MI



FIRE SYSTEM PIV VALVES

- System #1
#6 Bldg. E.
B&C Track E.
- System #3
#9 Bldg.
Grain Elevator Office
Scale Pit
- System #5
#12 Bldg. S. Center
D&E Track W.
- System #7
#15 Bldg.
F Track W.
Scale Pit
- System #9
#2 Bldg.
Stockroom
- System #2
#6 Bldg. W.
C&D Track W.
- System #4
#11 Bldg.
F Track W.
Scale Pit
- System #6
#12 Bldg. S. Center
D&E Track E.
- System #8
#3 Bldg.
- System #10
#1 Bldg.

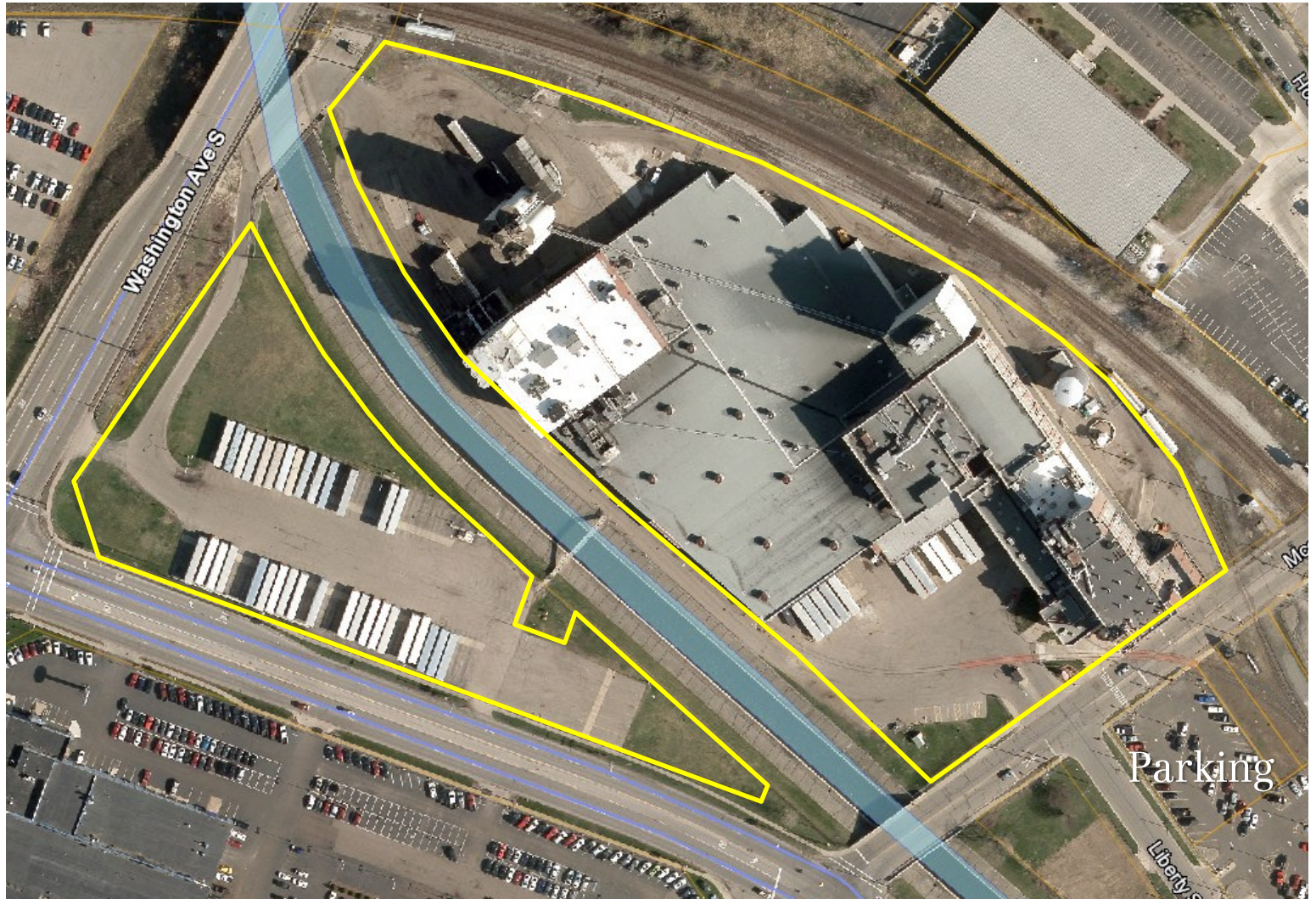
SPRINKLER SYSTEM DATA									
RESER LOCATION	Flow (GPM)	Pressure (PSI)	Flow (GPM)	Pressure (PSI)	Flow (GPM)	Pressure (PSI)	Flow (GPM)	Pressure (PSI)	Flow (GPM)
Bldg No. 1	0.32	4000	100	75					
Bldg No. 2	0.32	4000	100	75					
Bldg No. 3	0.32	4000	100	75					
Bldg No. 4	0.32	4000	100	75					
Bldg No. 5	0.32	4000	100	75					
Bldg No. 6	0.32	4000	100	75					
Bldg No. 7	0.32	4000	100	75					
Bldg No. 8	0.32	4000	100	75					
Bldg No. 9	0.32	4000	100	75					
Bldg No. 10	0.32	4000	100	75					
Bldg No. 11	0.32	4000	100	75					
Bldg No. 12	0.32	4000	100	75					
Bldg No. 13	0.32	4000	100	75					
Bldg No. 14	0.32	4000	100	75					
Bldg No. 15	0.32	4000	100	75					
Bldg No. 16	0.32	4000	100	75					
Bldg No. 17	0.32	4000	100	75					
Bldg No. 18	0.32	4000	100	75					
Bldg No. 19	0.32	4000	100	75					
Bldg No. 20	0.32	4000	100	75					
Bldg No. 21	0.32	4000	100	75					
Bldg No. 22	0.32	4000	100	75					
Bldg No. 23	0.32	4000	100	75					
Bldg No. 24	0.32	4000	100	75					
Bldg No. 25	0.32	4000	100	75					
Bldg No. 26	0.32	4000	100	75					
Bldg No. 27	0.32	4000	100	75					
Bldg No. 28	0.32	4000	100	75					
Bldg No. 29	0.32	4000	100	75					
Bldg No. 30	0.32	4000	100	75					
Bldg No. 31	0.32	4000	100	75					
Bldg No. 32	0.32	4000	100	75					
Bldg No. 33	0.32	4000	100	75					
Bldg No. 34	0.32	4000	100	75					
Bldg No. 35	0.32	4000	100	75					
Bldg No. 36	0.32	4000	100	75					
Bldg No. 37	0.32	4000	100	75					
Bldg No. 38	0.32	4000	100	75					
Bldg No. 39	0.32	4000	100	75					
Bldg No. 40	0.32	4000	100	75					
Bldg No. 41	0.32	4000	100	75					
Bldg No. 42	0.32	4000	100	75					
Bldg No. 43	0.32	4000	100	75					
Bldg No. 44	0.32	4000	100	75					
Bldg No. 45	0.32	4000	100	75					
Bldg No. 46	0.32	4000	100	75					
Bldg No. 47	0.32	4000	100	75					
Bldg No. 48	0.32	4000	100	75					
Bldg No. 49	0.32	4000	100	75					
Bldg No. 50	0.32	4000	100	75					
Bldg No. 51	0.32	4000	100	75					
Bldg No. 52	0.32	4000	100	75					
Bldg No. 53	0.32	4000	100	75					
Bldg No. 54	0.32	4000	100	75					
Bldg No. 55	0.32	4000	100	75					
Bldg No. 56	0.32	4000	100	75					
Bldg No. 57	0.32	4000	100	75					
Bldg No. 58	0.32	4000	100	75					
Bldg No. 59	0.32	4000	100	75					
Bldg No. 60	0.32	4000	100	75					
Bldg No. 61	0.32	4000	100	75					
Bldg No. 62	0.32	4000	100	75					
Bldg No. 63	0.32	4000	100	75					
Bldg No. 64	0.32	4000	100	75					
Bldg No. 65	0.32	4000	100	75					
Bldg No. 66	0.32	4000	100	75					
Bldg No. 67	0.32	4000	100	75					
Bldg No. 68	0.32	4000	100	75					
Bldg No. 69	0.32	4000	100	75					
Bldg No. 70	0.32	4000	100	75					
Bldg No. 71	0.32	4000	100	75					
Bldg No. 72	0.32	4000	100	75					
Bldg No. 73	0.32	4000	100	75					
Bldg No. 74	0.32	4000	100	75					
Bldg No. 75	0.32	4000	100	75					
Bldg No. 76	0.32	4000	100	75					
Bldg No. 77	0.32	4000	100	75					
Bldg No. 78	0.32	4000	100	75					
Bldg No. 79	0.32	4000	100	75					
Bldg No. 80	0.32	4000	100	75					
Bldg No. 81	0.32	4000	100	75					
Bldg No. 82	0.32	4000	100	75					
Bldg No. 83	0.32	4000	100	75					
Bldg No. 84	0.32	4000	100	75					
Bldg No. 85	0.32	4000	100	75					
Bldg No. 86	0.32	4000	100	75					
Bldg No. 87	0.32	4000	100	75					
Bldg No. 88	0.32	4000	100	75					
Bldg No. 89	0.32	4000	100	75					
Bldg No. 90	0.32	4000	100	75					
Bldg No. 91	0.32	4000	100	75					
Bldg No. 92	0.32	4000	100	75					
Bldg No. 93	0.32	4000	100	75					
Bldg No. 94	0.32	4000	100	75					
Bldg No. 95	0.32	4000	100	75					
Bldg No. 96	0.32	4000	100	75					
Bldg No. 97	0.32	4000	100	75					
Bldg No. 98	0.32	4000	100	75					
Bldg No. 99	0.32	4000	100	75					
Bldg No. 100	0.32	4000	100	75					



 = 110,000 SF

GIS Aerial

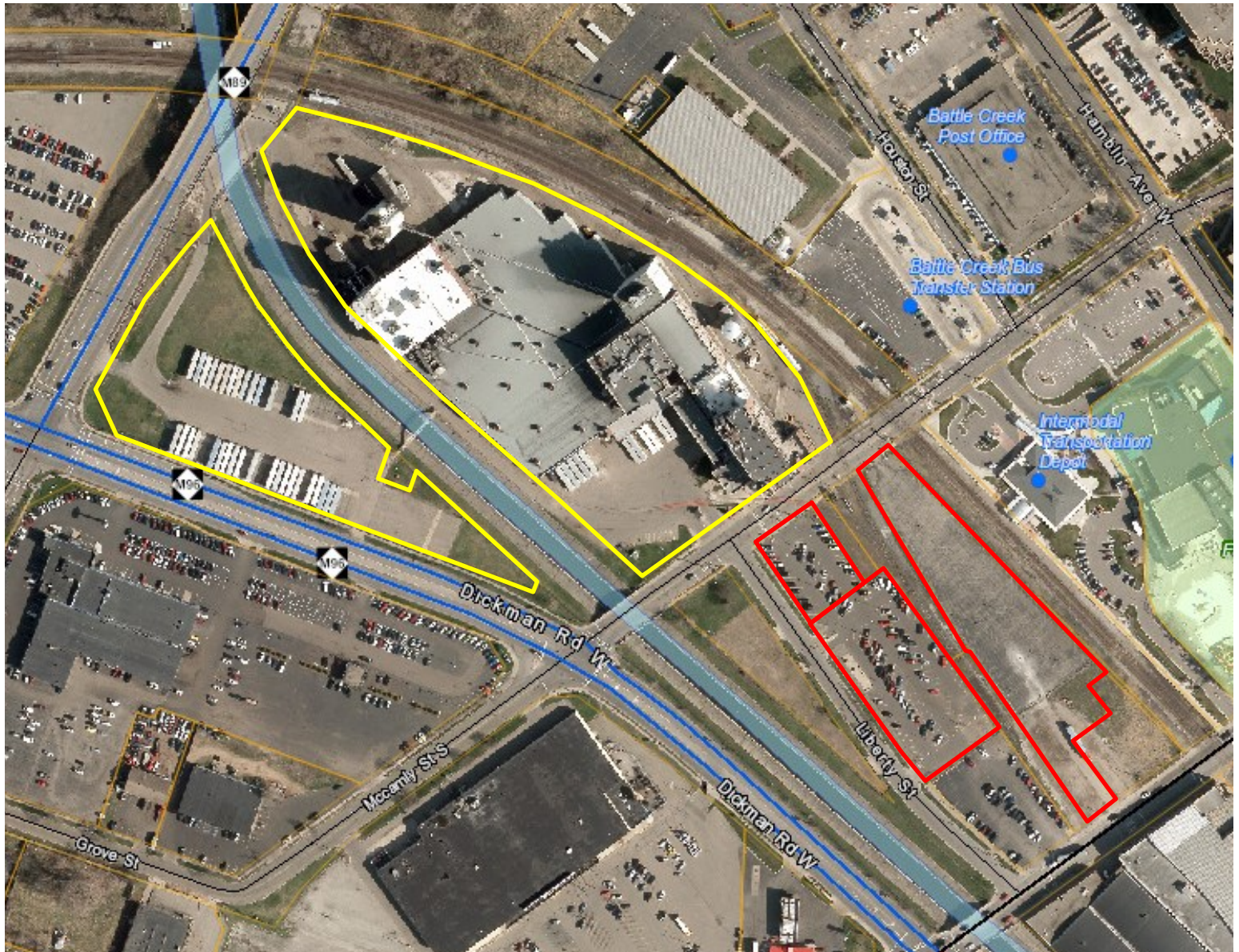
150 McCamly
Battle Creek, MI



***Parcel lines are approximate

GIS Aerial

150 McCamly
Battle Creek, MI



***Parcel lines are approximate



Site



Available Parking

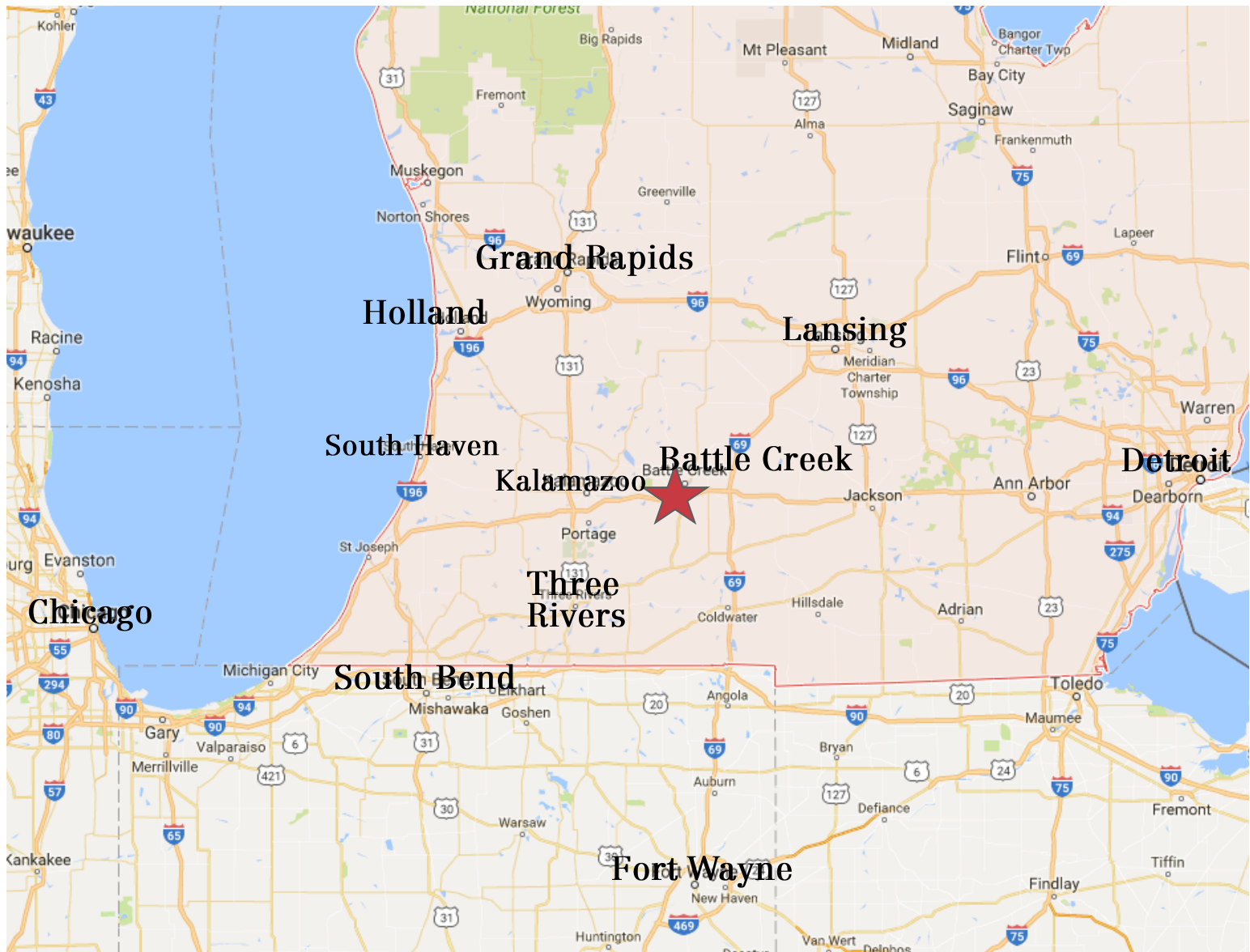
Area Map

150 McCamly
Battle Creek, MI



Property Location

150 McCamly
Battle Creek, MI



Proximity

Chicago	169 Miles	Fort Wayne	103 Miles
Detroit	121 Miles	Lansing	57 Miles
Grand Rapids	64 Miles	Kalamazoo	26 Miles
South Bend	95.7 Miles	Holland	63.6 Miles

Demographics

	1 Mile	3 Miles	5 Miles
2019 Population	8,215	50,562	78,394
2019 Households	2,853	20,250	31,963
Average HH Income	\$39,031	\$53,294	\$59,581

Demographics

150 McCamly
Battle Creek, MI

	1 mile	3 miles	5 miles
Census 2010 Summary			
Population	8,554	51,578	79,195
Households	2,952	20,559	32,109
Families	1,741	12,585	19,920
Average Household Size	2.76	2.44	2.40
Owner Occupied Housing Units	1,370	13,004	20,399
Renter Occupied Housing Units	1,582	7,555	11,710
Median Age	31.5	36.5	37.4
2019 Summary			
Population	8,215	50,562	78,394
Households	2,853	20,250	31,963
Families	1,647	12,137	19,441
Average Household Size	2.74	2.43	2.39
Owner Occupied Housing Units	1,135	11,673	18,795
Renter Occupied Housing Units	1,718	8,577	13,168
Median Age	32.6	37.8	38.8
Median Household Income	\$25,538	\$37,825	\$41,737
Average Household Income	\$39,031	\$53,294	\$59,581
2024 Summary			
Population	8,345	50,411	78,203
Households	2,908	20,220	31,939
Families	1,671	12,035	19,295
Average Household Size	2.73	2.42	2.39
Owner Occupied Housing Units	1,151	11,771	18,953
Renter Occupied Housing Units	1,757	8,450	12,986
Median Age	33.2	38.2	39.3
Median Household Income	\$30,161	\$42,508	\$47,379
Average Household Income	\$46,313	\$61,532	\$68,686
Trends: 2019-2024 Annual Rate			
Population	0.31%	-0.06%	-0.05%
Households	0.38%	-0.03%	-0.02%
Families	0.29%	-0.17%	-0.15%
Owner Households	0.28%	0.17%	0.17%
Median Household Income	3.38%	2.36%	2.57%